



GRASSROOTS
REALTY GROUP

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**727 Mandalay Avenue NW
Carstairs, Alberta**

MLS # A2251349

\$659,000



Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,504 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Level, See Remarks		

Heating:	High Efficiency, In Floor, Fireplace(s), Natural Gas, See Remarks	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, See Remarks, Silent Floor Joists, Stone, Vinyl Siding	Zoning:	residential
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Stone Counters, Walk-In Closet(s)		

Inclusions: n/a

ALL New , THIS "NEWLY BUILT BUNGALOW " now UNDER CONSTRUCTION Features 9 foot ceilings throughout on the main floor (3)Three bedrooms or the (2) bed room plan , plus an Office . The home has 1505 square feet that offers the perfect space for the young couple or the a growing family or Retirees who downsize but still have room for visits from the kids or grand kids . This home offers an open concept with a living room floor to ceiling fire place for a cozy evening along with Heated floors in both the master ensuite and main bath. The features of the Kitchen is the kitchen Island with seating area and a built in dish washer , the breakfast nook has a walk out to a wood deck and private rear yard , buffering onto a park like setting with A PAVED PATHWAY BEHIND YOUR HOME TO WALK THE DOG ,BIKE RIDE , OR A HAND IN HAND WALK WITH YOUR PARTNER. Privacy for sure! Stainless steel appliances with a built in oven and micro wave , includes a built in dishwasher , up right side by side fridge with water and ice dispenser , counter top cooking range with Stainless steel range hood . Master bed room features a walk in closet with organized shelves and a 5 pc ensuite with a separate glass surround shower and a classic freestanding soaker tub OR YOUR CHOICE FOE A JET TUB FOR TWO and ALSO with a water closet for those private moments . In the home situated at the front entrance foyer, is your frosted double glass door entry into your private Office or simply use as a Den or that 3rd bedroom An attached 24 x 24.4 oversized double wide garage with an EV rechargeable outlet for EV cars , also direct home access to the mud room and Laundry combination with the hall foyer closet Auto garage doors with AUTO door opener remotes . Lower level also has 9 foot ceilings and can be completed with an agreed design

and cost approach suitable for both buyer and seller , This home is ready for A DECEMBER possession. New Sod will be installed in the yard .